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# GRASSGUNYAH



23243 Grassgunyah Balmoral  
2101

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## Location

61 Coleraine - Balmoral Road, BALMORAL VIC 3407 - Property No 04

## Municipality

SOUTHERN GRAMPIANS SHIRE

## Level of significance

Stage 2 study complete

## Heritage Listing

Southern Grampians Shire

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## Statement of Significance

Last updated on - August 1, 2003

What is significant?

Grassgunyah is a single storey building constructed of local hand made bricks with a timber verandah on three sides. It is located on the north side, on a sharp bend of the Coleraine - Balmoral Road, approximately 800 metres from the centre of the township. The building is conservative, simple and symmetrical, with a central passage and principal rooms to either side, reminiscent of the earliest colonial bungalows in Australia. The verandah roof is contiguous with the main hip roof. The house was built as the retirement home for James McColl an important local pastoralist who owned the property Yat Nat from 1860 until his death in 1876. The house is in poor condition, but retains a high degree of integrity.

How is it significant?

Grassgunyah is of historical and architectural significance to the township of Balmoral and the Southern Grampians Shire.

Why is it significant?

Grassgunyah is of historical significance for its links to an important early pastoralist, James McColl of Yat Nat. The house was built for he and his wife to retire in, although he never lived in the house, as he died at Yat Nat in 1876. The house is architectural significance as a late example of the early colonial bungalow form. This is enhanced by the joinery, which is particularly fine. It demonstrates detailing and dimensions more typical of the early colonial period than the 1860s.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1860,
Other Names	MCCOLL'S HOUSE,
Hermes Number	23243
Property Number	

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## Physical Conditions

The building is in a very poor but retrievable condition.

## Physical Description 1

The house is a single storey brick building with a timber post supported verandah on three sides. Parts of the verandah incorporate sections of the original building and other parts, at the ends of the sides, have been enclosed to form pavilions. The main and verandah roofs are contiguous with a shallow pitch. Both roofs are corrugated iron. There is one chimney on the south-west side and a matching chimney may have been removed from the other side of the building. The timber windows are 12 paned double hung sashes. The plan of the house is conventional with a central hall and principle rooms to either side. A kitchen area is included across the rear under the same roof.

It may be that much of the joinery, which is particularly fine for a relatively remote location, was imported. It demonstrates detailing and dimensions more typical of the early colonial period than the 1860s.

There are remnants of the early garden.

## Historical Australian Themes

Theme 4: Building settlements, towns and cities  
4.5 Making settlements to serve rural Australia

Theme 8: Developing Australia's cultural life  
8.12 Living in and around Australian homes  
8.14 Living in the country and rural settlements

## Usage/Former Usage

residential

## Integrity

high degree of integrity

## **Physical Description 2**

James McColl, first owner and owner of the Yat Nat squatting licence

## **Physical Description 3**

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*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*